

1240
1st Ave



**EXCELLENT FIRST AVENUE RETAIL
OPPORTUNITY ON THE UPPER EAST SIDE**

AT THE SOUTHEAST CORNER OF EAST 67TH STREET



SPACE SPECS

AVAILABILITY	Ground Floor: 3,420 SF Total Available: 3,420 SF* * Ability to lease up to 32,741 SF across the Ground, Second and two Lower Levels
FRONTAGE	72 Feet On First Avenue 45 Feet On East 67th Street
LEASE TYPE	Direct
ASKING RENT	Upon Request
POSSESSION	Immediate

HIGHLIGHTS

- Excellent Upper East Side corner opportunity with over 115 feet of wraparound frontage on First Avenue and East 67th Street
- At the base of a 31-story, 125-unit luxury residential tower, recently constructed in 2010
- Corner exposure across from Memorial Sloan Kettering Hospital and NY-Presbyterian
- All-glass facade with double door entry on First Avenue
- Most non-vented uses considered
- Formerly TD Bank
- Up to 32,741 SF can be made available on the Ground Floor, Second Floor and two Lower Levels with vertical transportation in place



FLOOR PLANS

1240 FIRST AVENUE AT EAST 67TH STREET

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GROUND FLOOR

Size: 3,420 SF

Ceiling Height: 16 FT 1.5 IN

Frontage: 117 FT Wraparound



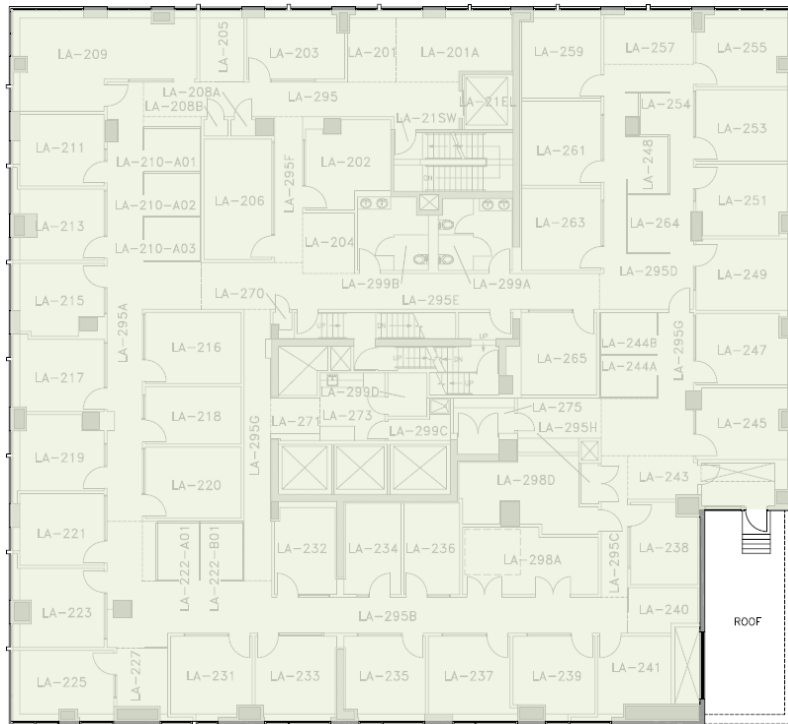
FLOOR PLANS

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Optional to combine 806 SF on the Ground Floor with the Second Floor and two Lower Levels.

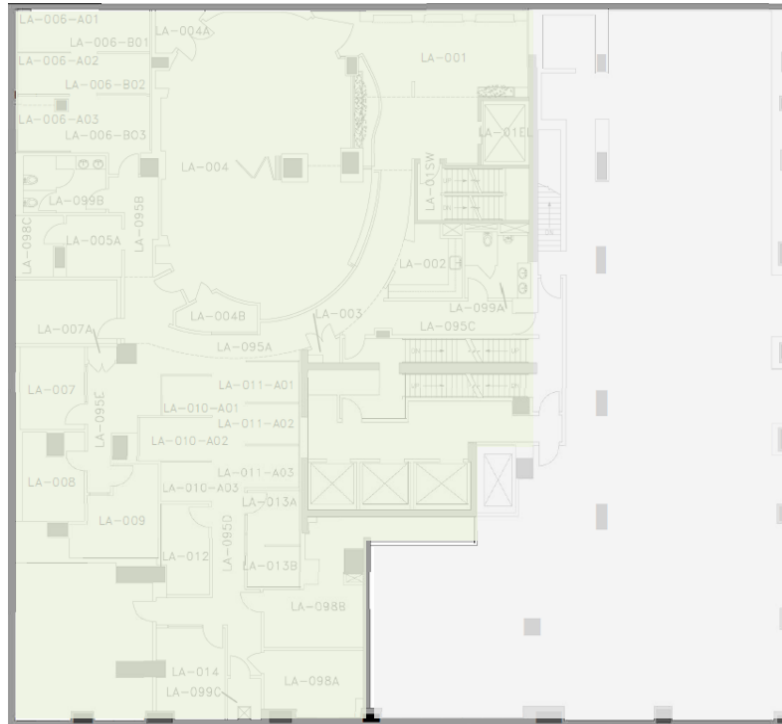
Currently built out as professional space and meeting facilities with vertical transportation and a dedicated entrance on East 67th Street.



SECOND FLOOR

Size: 13,790 SF

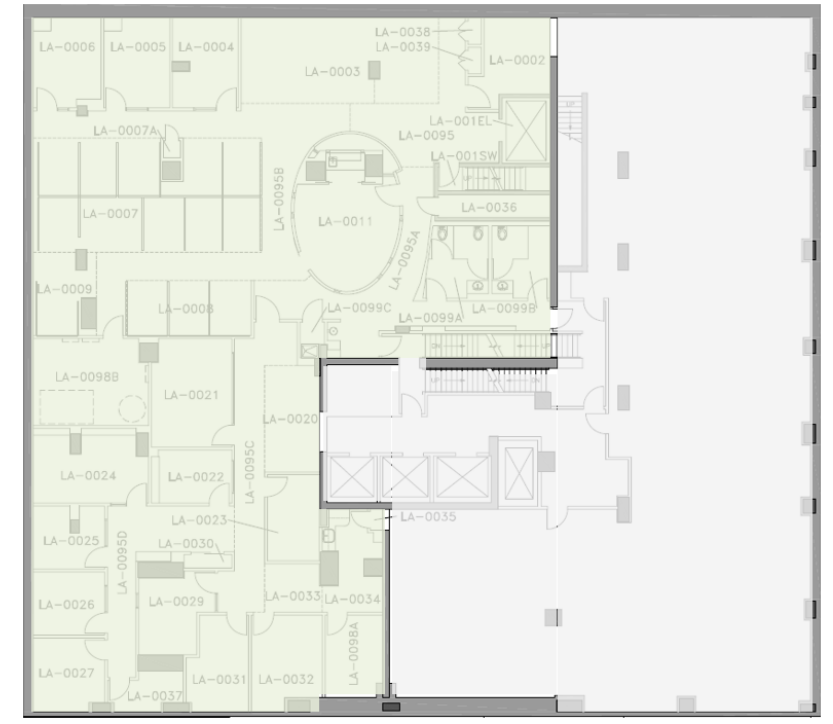
Ceiling Height: 12 FT 8 IN



LOWER LEVEL 1

Size: 7,040 SF

Ceiling Height: 13 FT 6 IN



LOWER LEVEL 2

Size: 7,685 SF

Ceiling Height: 14 FT 6 IN



FOR MORE INFORMATION, PLEASE CONTACT:

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